



LEAD AGENTS

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INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase a three-property portfolio of freestanding Dollar General investment properties located in Arkansas (the "Properties"). The portfolio is comprised of Dollar General locations in Huntsville, Wesley, and Pencil Bluff, Arkansas. All three of the locations feature brand new, 15-year Absolute Net Leases that currently have over 14 years of term remaining and are followed by five (5), 5-year renewal options. The leases feature 10% rent increases at the start of each renewal option.

All of the Properties are situated within commercial corridors and feature prominent signage and convenient access to the local communities. Characteristically situated near "Main & Main" in rural communities, the Properties benefit as the leading national retailer in town while also adhering to Dollar General's focus on proximity to its customer.

- **NEW CONSTRUCTION:** Three brand-new construction Dollar Generals opened in 2020. Huntsville is a 9,100 square foot, freestanding Dollar General situated on a 2.38-acre parcel of land. Wesley is a 9,026 square foot, freestanding Dollar General situated on a 1.93-acre parcel of land. Pencil Bluff is a 9,026 square foot, freestanding Dollar General situated on a 1.99-acre parcel of land.
- **ABSOLUTE-NET LEASES:** Each location features an Absolute NNN Lease with zero Landlord responsibilities. Dollar General is responsible for all expenses and maintenance of the property.
- **LONG TERM LEASES:** Each lease has 14+ years remaining on a 15-year Lease with five (5), 5-year Renewal Options.
- **ATTRACTIVE RENT INCREASES:** The leases include attractive ten percent (10%) Rent Increases at the start of each renewal option, providing a steady increase in income and an attractive hedge against inflation.
- **INVESTMENT GRADE CREDIT:** Dollar General has the highest credit rating among its peers and is the only "dollar store" with investment grade credit – rated BBB (S&P) and Baa2 (Moody's). Dollar General operates over 17,000 locations throughout the country.
- **DOMINANT MARKET-SHARE LOCATION:** As is the case for each of the Properties, Dollar General's corporate strategy is to target suburban and rural communities underserved by other retailers. These low-cost locations, commonly referred to as "food deserts," are intended to provide convenience and discount shopping to area residents that have no nearby access to grocery stores, pharmacies or big-box discount retailers.
- **STRATEGIC RETAIL LOCATIONS:** All of the Properties are situated on major State Roads or US Highways and feature prominent signage and convenient access to the local communities. Characteristically situated near "Main & Main" in rural communities, the Properties benefit as the leading national retailer in town while also adhering to Dollar General's focus on proximity to its customer.

- **IDEAL CUSTOMER BASE:** The Portfolio includes a selection of rural Arkansas locations. The rural properties feature an average population of roughly 2,500 residents within five miles. This same population has an average annual household income of just over \$71,500. Dollar General typically serves a lower and middle income customer that even in favorable economic conditions tends to be cost conscious, which is why more than 80 percent of the approximately 11,000 items found in its stores sell for less than \$5.00.
- **RECESSION RESISTANT TENANT:** Dollar General thrives in middle-America markets where incomes may be modest, proving the tenant to be a resilient and recessions-resistant retailer. For the 39-week period ended October 30, 2020, net sales increased 23.0% to \$25.3 billion, compared to \$20.6 billion in the comparable 2019 period. This net sales increase included positive sales contributions from new stores and growth in same-store sales, modestly offset by the impact of store closures.



PORTFOLIO OVERVIEW

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WESLEY | AR



PENCIL BLUFF | AR



HUNTSVILLE | AR



\$4,123,512
LIST PRICE



6.15%
CAP RATE



\$253,596
NET OPERATING INCOME

DOLLAR GENERAL PORTFOLIO

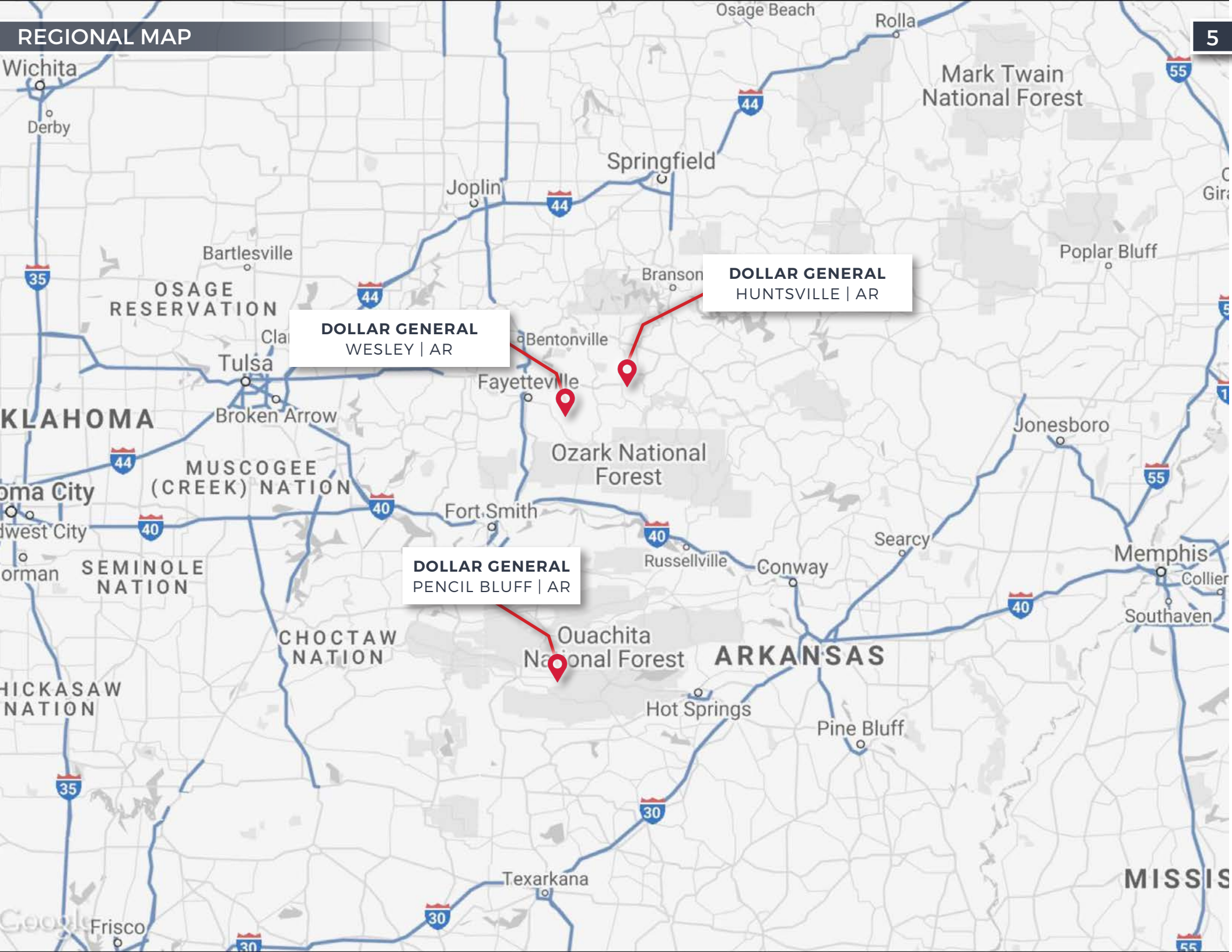
PROPERTY TYPE:	Single Tenant Portfolio
OWNERSHIP:	Fee Simple
TOTAL BUILDING AREA	27,152 SF
YEAR BUILT:	2020
LAND AREA:	6.30 Acres
OCCUPANCY:	100.0%

DOLLAR GENERAL®

TENANT OVERVIEW								
TENANT	ACRES	SQ FT	% OF PORTFOLIO	ANNUAL	RENT PSF	LEASE TYPE	COMMENCE	EXPIRATION
DOLLAR GENERAL - HUNTSVILLE	2.38	9,100	33.52%	\$84,888	\$9.33	ABSOLUTE NNN	08/01/2020 - 07/31/2035	
DOLLAR GENERAL - WESLEY	1.93	9,026	33.24%	\$85,692	\$9.49	ABSOLUTE NNN	12/01/2020 - 11/30/2035	
DOLLAR GENERAL - PENCIL BLUFF	1.99	9,026	33.24%	\$83,016	\$9.20	ABSOLUTE NNN	12/01/2020 - 11/30/2035	
TOTAL	6.30 ACRES	27,152	100.00%	\$253,596				

ALL SITES MUST BE SOLD TOGETHER

REGIONAL MAP





 **NOI: \$85,692**

803 HIGHWAY 74 | WESLEY, AR 72773

OWNERSHIP: Fee Simple

BUILDING AREA: 9,026 SF

YEAR BUILT: 2020

LAND AREA: 1.93 Acres

GUARANTOR: Corporate

LEASE TYPE: Absolute NNN

ROOF & STRUCTURE: Tenant Responsible

RENT COMMENCEMENT DATE: 12/01/2020

LEASE EXPIRATION DATE: 11/30/2035

LEASE TERM REMAINING: 14 Years, 8 Months

RENEWAL OPTIONS: 5, 5-Year Options

DOLLAR GENERAL®

ANNUALIZED OPERATING DATA

YEAR	START	END	TERM	RENT	% INC
1 - 15	12/01/2020	11/30/2035	CURRENT	\$85,692.00	
16 - 20	12/01/2035	11/30/2040	OPTION 1	\$94,260.00	10.0%
21 - 25	12/01/2040	11/30/2045	OPTION 2	\$103,680.00	10.0%
26 - 30	12/01/2045	11/30/2050	OPTION 3	\$114,048.00	10.0%
31 - 35	12/01/2050	11/30/2055	OPTION 4	\$125,448.00	10.0%
36 - 40	12/01/2055	11/30/2060	OPTION 5	\$138,000.00	10.0%



OVERVIEW

Wesley is an unincorporated community in western Madison County, Arkansas, United States. Wesley is located at the junction of Arkansas highways 74 and 295, 11 miles west-southwest of Huntsville. Wesley has a post office with ZIP code 72773.



	3 MILES	5 MILES	10 MILES
POPULATION			
2020 Estimate	4,778	20,658	250,112
2025 Projection	5,111	22,123	265,885
2010 Census	4,106	16,758	212,904
BUSINESS			
2020 Est. Total Businesses	49	221	8,311
2020 Est. Total Employees	352	1,311	110,104
HOUSEHOLDS			
2020 Estimate	1,819	7,756	94,273
2025 Projection	1,929	8,238	100,058
2010 Census	1,554	6,357	79,793
INCOME			
Average Household Income	\$79,205	\$97,132	\$78,174
Median Household Income	\$58,393	\$68,006	\$59,887



250,000+
PEOPLE WITHIN 20 MILES



110,000+
EMPLOYEES WITHIN 20 MILES



\$78,000+
AVERAGE HOUSEHOLD INCOME



 **NOI: \$83,016**

3735 US HIGHWAY 270 | PENCIL BLUFF, AR 71965

OWNERSHIP:	Fee Simple
BUILDING AREA:	9,026 SF
YEAR BUILT:	2020
LAND AREA:	1.99 Acres
GUARANTOR:	Corporate
LEASE TYPE:	Absolute NNN
ROOF & STRUCTURE:	Tenant Responsible
RENT COMMENCEMENT DATE:	12/01/2020
LEASE EXPIRATION DATE:	11/30/2035
LEASE TERM REMAINING:	14 Years, 8 Months
RENEWAL OPTIONS:	5, 5-Year Options

DOLLAR GENERAL®

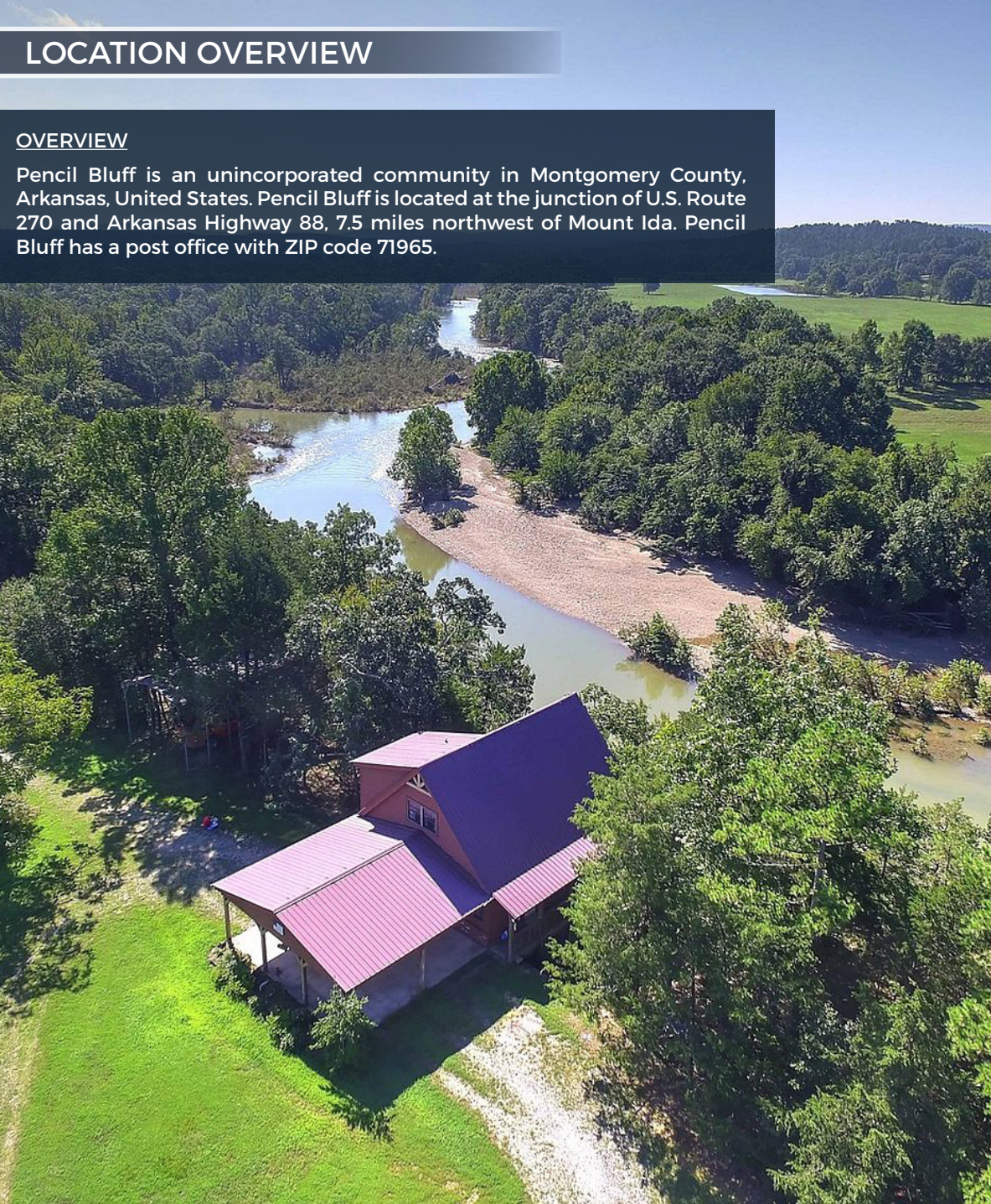
ANNUALIZED OPERATING DATA					
YEAR	START	END	TERM	RENT	% INC
1 - 15	12/01/2020 - 11/30/2035		CURRENT	\$83,016.00	
16 - 20	12/01/2035 - 11/30/2040		OPTION 1	\$91,320.00	10.0%
21 - 25	12/01/2040 - 11/30/2045		OPTION 2	\$100,452.00	10.0%
26 - 30	12/01/2045 - 11/30/2050		OPTION 3	\$110,496.00	10.0%
31 - 35	12/01/2050 - 11/30/2055		OPTION 4	\$121,548.00	10.0%
36 - 40	12/01/2055 - 11/30/2060		OPTION 5	\$133,704.00	10.0%



LOCATION OVERVIEW

OVERVIEW

Pencil Bluff is an unincorporated community in Montgomery County, Arkansas, United States. Pencil Bluff is located at the junction of U.S. Route 270 and Arkansas Highway 88, 7.5 miles northwest of Mount Ida. Pencil Bluff has a post office with ZIP code 71965.



PENCIL BLUFF | AR 11

	5 MILES	10 MILES	20 MILES
POPULATION			
2020 Estimate	1,163	3,421	9,529
2025 Projection	1,227	3,560	9,955
2010 Census	1,241	3,688	10,300
BUSINESS			
2020 Est. Total Businesses	16	59	164
2020 Est. Total Employees	100	479	1,118
HOUSEHOLDS			
2020 Estimate	488	1,444	4,054
2025 Projection	494	1,441	4,108
2010 Census	525	1,575	4,399
INCOME			
Average Household Income	\$55,362	\$62,900	\$58,065
Median Household Income	\$40,347	\$42,655	\$42,324



9,500+
PEOPLE WITHIN 20 MILES



1,000+
EMPLOYEES WITHIN 20 MILES



\$58,000+
AVERAGE HOUSEHOLD INCOME



 **NOI: \$84,888**

22841 HIGHWAY 412 | HUNTSVILLE, AR 72740

OWNERSHIP:	Fee Simple
BUILDING AREA:	9,100 SF
YEAR BUILT:	2020
LAND AREA:	2.38 Acres
GUARANTOR:	Corporate
LEASE TYPE:	Absolute NNN
ROOF & STRUCTURE:	Tenant Responsible
RENT COMMENCEMENT DATE:	08/01/2020
LEASE EXPIRATION DATE:	07/31/2035
LEASE TERM REMAINING:	14+ Years
RENEWAL OPTIONS:	5, 5-Year Options

DOLLAR GENERAL®

ANNUALIZED OPERATING DATA					
YEAR	START	END	TERM	RENT	% INC
1 - 15	08/01/2020 - 07/31/2035		CURRENT	\$84,888.00	
16 - 20	08/01/2035 - 07/31/2040		OPTION 1	\$93,372.00	10.0%
21 - 25	08/01/2040 - 07/31/2045		OPTION 2	\$102,708.00	10.0%
26 - 30	08/01/2045 - 07/31/2050		OPTION 3	\$112,980.00	10.0%
31 - 35	08/01/2050 - 07/31/2055		OPTION 4	\$124,272.00	10.0%
36 - 40	08/01/2055 - 07/31/2060		OPTION 5	\$136,704.00	10.0%



LOCATION OVERVIEW

OVERVIEW

Huntsville is a city in Madison County, Arkansas, United States. The population was 2,346 at the 2010 census. The city is the county seat of Madison County, located in the northwest corner of the state. During the American Civil War in 1862, it was the site of what became known as the Huntsville Massacre. Huntsville is part of the Fayetteville-Springdale-Rogers, AR-MO Metropolitan Statistical Area.



HUNTSVILLE | AR

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	5 MILES	10 MILES	20 MILES
POPULATION			
2020 Estimate	1,414	7,654	36,380
2025 Projection	1,563	8,281	38,823
2010 Census	1,382	7,300	35,109
BUSINESS			
2020 Est. Total Businesses	22	178	893
2020 Est. Total Employees	115	2,016	14,085
HOUSEHOLDS			
2020 Estimate	544	2,912	14,032
2025 Projection	576	3,018	14,402
2010 Census	543	2,846	13,713
INCOME			
Average Household Income	\$79,662	\$67,447	\$67,369
Median Household Income	\$50,083	\$51,531	\$50,440



36,000+

PEOPLE WITHIN 20 MILES



6,000+

VEHICLES PER DAY
US 412



\$67,000+

AVERAGE HOUSEHOLD INCOME



ABOUT THE TENANT

DG is proud to be America's neighborhood general store.

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates more than 17,000 stores in the continental United States.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

Dollar General strives to make shopping hassle-free and affordable with more than 17,000 convenient, easy-to-shop stores in 46 states. Dollar General's stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with high-quality private brands.

Dollar General stands for convenience, quality brands and low prices. Dollar General's stores aim to make shopping a hassle-free experience. Dollar General designs small, neighborhood stores with carefully-edited merchandise assortments to make shopping simpler. They don't carry every brand and size, just those their customers want the most.

For the 39-week period ended October 30, 2020, net sales increased 23.0% to \$25.3 billion, compared to \$20.6 billion in the comparable 2019 period. This net sales increase included positive sales contributions from new stores and growth in same-store sales, modestly offset by the impact of store closures.

